

ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

**ENFORCEMENT NOTICE**

ISSUED BY: Rother District Council

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Kregelan, Langham Road, Robertsbridge, East Sussex shown edged red on the attached Plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – OPERATIONAL DEVELOPMENT

Without planning permission the erection of a timber close boarded fence shown by a blue line on the attached plan, over 1 metre high adjacent to a highway used by vehicular traffic.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

This development does not benefit from planning permission and is inappropriate within this location. The previous well established tree line has been significantly disturbed and in most areas, completely removed. The tall, close boarded fence is a harsh and intrusive feature, out of keeping with the rural character of this part of Brightling Road which is characterised by mature trees and hedges. It has caused harm to the appearance of the street-scene and to the landscape within the High Weald Area of Outstanding Natural Beauty (AONB). This is contrary to Policy OSS4 (iii), Policy EN1 (i) of the Rother District Local Plan Core Strategy 2014.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

Reduce the height of the fence to 1 metre.

6. TIME FOR COMPLIANCE

One month after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 21st December 2015 unless an appeal is made against it beforehand.

Dated: 9th November 2015

Signed:

Solicitor to the Council
on behalf of Rother District Council,
Town Hall,
Bexhill-on-Sea,
East Sussex TN39 3JX

Ref: MKN132

ANNEX

YOUR RIGHT OF APPEAL

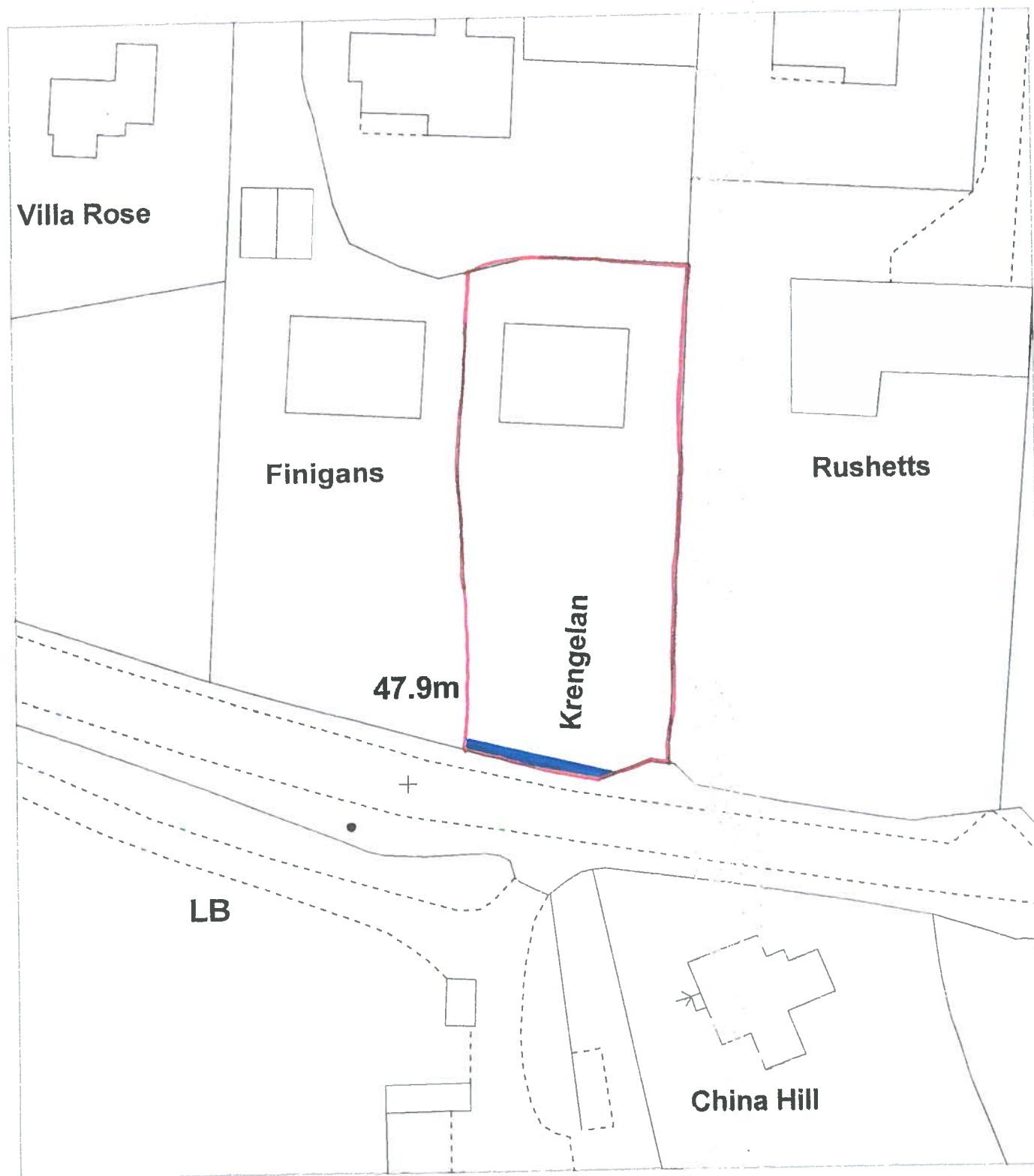
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date specified in paragraph 7 of the notice. The attached leaflet details how an appeal can be made.

If you want to appeal you can do it:

- online at the Planning Casework Service area of the Planning Portal www.planningportal.gov.uk/pcs), or
- by getting enforcement appeal forms by phoning on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



Plan: Enforcement

File: Krengelan

Scale: 1:500

N.G. Ref: TQ7223SE